

# SHOP talk

Volume 4, No. 4

Plant Operations Support Program

Spring 2000

## Time to focus on facilities security

*Videoconference takes place on day some folks dread*

By Bob MacKenzie

April 19 is a date some people are beginning to dread. Five years ago on April 19, a federal building in Oklahoma City was blown up, killing 168 people and injuring 500. On April 19, 1993, 80 Branch Davidians died in a blazing firefight with federal law enforcement officers. There are even some radicals who liken Waco and Oklahoma City to another violent event in American history that has its anniversary on April 19 – Lexington, the battle that started the Revolutionary War.

The day is an appropriate occasion to focus attention on an issue receiving more and more resources and attention from overworked facility managers. A videoconference titled **Facilities Security: If you're waiting on us, you're backing up!** will take place Wednesday, April 19, from 10:00 am to 12:00 Noon at sites around the Pacific Northwest.

If you are thinking this topic might not affect you, consider this. A cursory survey of Consortium membership by Plant Operations Support staff in February 2000 found that 75% of facility



**Mark Twietmeyer,**  
President  
URS Electronics

managers contacted were "actively" (spend at least 30% of their time) or "partially" (spend at least 15% of their time) involved with asset protection and management; crisis management planning; privacy and ethics issues; disaster management and recovery; surveying and auditing; security operations; systems security engineering; installation and monitoring; personnel security; combating fraud, waste, and abuse; or security hardware.

"This videoconference should prove useful to any professional engaged in public service," said Mark Twietmeyer, president of URS Electronics. "We agreed to sponsor this worthwhile event because it's good business and because the topic affects virtually every facility manager and taxpayer citizen."

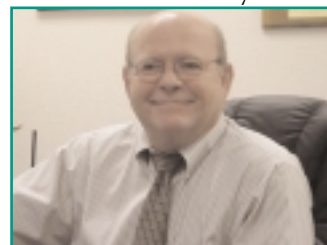
URS Electronics, a top-100 electronic distribution company based in Portland, is teaming up with the Plant Operations Support Consortium to provide the event free of charge to all participants. Joining Twietmeyer as presenters will be Larry Price and Jim

Tagart from Marysville School District in Washington State. Price is the district's operations director, and Tagart is its security chief. Rounding out the prestigious group will be Ron Evans, head of security for the Idaho State Capitol Campus. The panelists will address state-of-the-art technologies, staffing challenges and successes, budget models, operational considerations and other issues increasingly confronting facility managers.

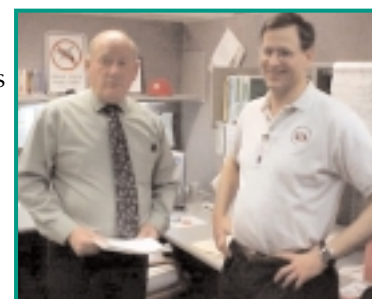
A number of videoconference participants will be from the K-12 school arena, and Price and Tagart look forward to sharing their experiences and interacting with others facing similar problems.

Larry Price, a retired United States Marine Corps officer with a background as a Combat Engineer, joined the Marysville School District in August of 1997 as its Facilities/Operations Director. One of his duties, upon joining the staff, was to coordinate the security efforts of the school district. He brings an administrator's perspective to the videoconference.

Jim Tagart joined the Marysville School District in January of 1999 as the District Security Coordinator. His full-time responsibilities



**Ron Evans**  
State Security Manager  
Idaho



**Jim Tagart** (l), Marysville School District Security Manager, and **Larry Price**, Director of Operations and Capitol Programs.

include security and emergency planning. Tagart is a retired police officer with experience in the Seattle Police Department and as Chief of Police for the City of Mount Vernon. He also has extensive experience in school security and with the office of Snohomish County Emergency Management.

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## POS Notes

By Bob MacKenzie, Manager

### Spring Brings a Host of Changes

If it's something we've all discovered, it's that change is the only constant of our profession. With that said, please join me in wishing bon voyage to **Dorothy Trethewy**, Consortium Resource Coordinator and industrial hygienist-without-equal. Dorothy will be joining her husband, Brian, in a much-deserved retirement. She plans to travel and enjoy life - - go figure! We wish her all the best in this new life phase and thank her for outstanding performance in a myriad of positions at the Department of General Administration. Dorothy has been nominated for the Consortium Lifetime Membership Award. A search for Dorothy's replacement was in full tilt at press time.

Your Consortium staff is also enhanced by the addition of intern **Jahmal Lewis**, a business major at South Puget Sound Community College. Jahmal will be performing a variety of support duties during his nine-month stay with us. We wish **Cam-Van Nguyen** fond farewell as she moves onto

a permanent position from her POS staff role. Cam-Van contributed greatly to many projects and wrote a number of Shop Talk articles as well.



**Dorothy Trethewy**  
POS Facility Resource Coordinator  
Honorary Lifetime Member

### DOC Pro Nominated for Lifetime Award

**Norm Pacholke**, former Plant Manager 3 at Washington Corrections Center (WCC) in Shelton, has been nominated for the Consortium Lifetime Membership Award. Pacholke, a retired highly decorated Marine sergeant major, concluded a similarly illustrious career with Corrections in February. He was a strong supporter of the Consortium. During his more than 20 years with Washington State Corrections, Pacholke served in a variety of leadership roles, culminating in



**Norm Pacholke**  
DOC Plant Manager 3  
Honorary Lifetime Member

### Simpson to Represent Consortium at National Conference

The annual conference of the National Association of State Facilities Administrators will take place in Burlington, Vermont in June, and **Stuart "Stu" Simpson** will be representing the Consortium there. Stu is an energy engineer in the Division of Engineering and Architectural Services and has worked with Consortium staff to resolve a number of vexing issues.



**Stuart "Stu" Simpson**  
Energy Engineer  
Facilities Engineering Services

membership. If you have issues and/or topics you'd like discussed at the conference, contact Stu at **(360) 902-7199** or by E-mail: [ssimpso@ga.wa.gov](mailto:ssimpso@ga.wa.gov)

### Wegner to Pack Up and Head North

**Susanne Wegner**, Administrative Assistant 4 for GA's Division of Engineering and Architectural Services, has provided outstanding editing assistance through most of **Shop Talk's** existence. She'll be leaving GA to seek opportunities in the private sector in the Seattle area and we'll miss her greatly. Her editing and writing excellence have been instrumental in the POS Consortium reaping so many

international and national awards. Thank you, Susanne, for nearly five years of support to the Consortium.

**Please see Notes, Page 7**



**Susanne Wegner**  
Editing excellence  
"above and beyond"

## The Plant Operations Support Consortium

*New members appear in green and renewing members are listed in gray type. Welcome and thanks on behalf of the Consortium!*

### School Districts

Anacortes  
Cascade  
Central Okanagon, BC  
Chehalis  
Clover Park  
Columbia-Burbank  
Coquitlam, BC  
Delta, BC  
Eatonville  
Enumclaw  
Federal Way  
Issaquah  
Ketchikan, AK  
Marysville  
Methow Valley  
Mission, BC  
Mukilteo

Northshore  
North Thurston  
Oak Harbor  
Ocosta  
Ocean Beach  
Peninsula  
Riverside  
Rochester  
Sequim  
Snohomish  
University Place  
Wenatchee  
White River  
Wishkah Valley

### Universities/Colleges

Bellevue CC  
Big Bend CC

Clark College  
Columbia Basin  
Highline CC  
Lower Columbia CC  
*Renton TC*  
Spokane, Dist. 17  
The Evergreen State College  
Univ. of Washington

### Municipalities

City of Bonney Lake  
City of Tukwila  
Clark County  
Kitsap County  
Lewis County  
Pierce County  
*Whatcom County*

### Canada

Attorney General, BC  
Municipality of Peel, ON

### Ports

Port of Anacortes  
Port of Edmonds  
Port of Ephrata  
Port of Longview  
*Port of Pasco*  
Port of Ridgefield  
Port of Sunnyside

### States

Alaska  
Idaho Dept. of Admin.  
Oregon  
Utah

### Washington State Agencies

Corrections  
Ecology  
General Administration  
Health  
Information Services  
Liquor Control Board  
Military  
Parks & Recreation  
School for the Deaf  
Social & Health Services  
Transportation  
Veterans Affairs  
Washington State Patrol

## 'Cooperate and Graduate' More than a Concept at Washington State Complex

*Cooperation enables successes at many levels*

### Part 2 of Two Part Series

By Dan Singleton, NCGC Facility Manager

Much of the proposed visitor center at the North Cascades Gateway Center (NCGC) in Sedro-Wooley will be built with recycled materials salvaged from other areas of the campus that, unfortunately, had to be demolished because of deterioration in the 1980's. We want the center to be efficient and functional, while also retaining the rich history of the campus through salvaged historical materials and artifacts.



Dan Singleton (l) points out possible locations for a secondary power supply to Kim Shillinger, finance director for the Job Corps. (Photo provided courtesy NCGC)

A Washington National Guard unit is a partner on the campus. A few years ago, the state Military Department, through an agreement with the Department of General Administration, constructed a regional maintenance complex on the campus, and relocated its staff and equipment from several other sites in the area. This resulted in savings to taxpayers through consolidated facility costs, and also provided a more strategic location from which to respond to emergencies and perform other duties.

At various times we have enlisted the support of the Guard in projects such as the disposal of building rubble from the demolition of the Horton, Barkley and Elliot Buildings on campus. The deterioration of these buildings was part

of the legacy of neglect resulting from the state's vacation of the campus in the 1970's. It posed a serious liability to the state because of latent hazardous materials. Through cooperation and support of yet another partner, the Washington State Department of Corrections, special inmate crews were trained in the removal of hazardous materials (lead-based paint and asbestos) and provided demolition and abatement work at a fraction of the average cost of other providers.

As Correctional Industries crews hauled the debris to the dumpsite, the National Guard was training staff to operate a large bulldozer in the area. It seemed a simple matter to train them by pushing rubble into a designated hole! In return, when overhead maintenance was required in the high bays of their shop, we trained Guard staff in the operation of our 60-foot manlift. This project involved three different agencies of state government, and each one finished with the feeling of, "Wow, I sure got a good deal there!"

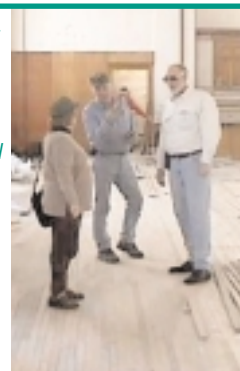
Currently, we are participating in the Job Corps School-To-Work Program in which a student enters a six-week program assisting and learning from our trades staff. We found this program slows a job down as time is taken to teach the student, but it provides an extra set of hands on other tasks. Both the Job Corps program staff and the students involved rave about the benefits of this program! A bonus for us is the ability to provide a positive work experience for these students and promote the concept that cooperation benefits everyone.

Recently, a high wind blew down some of the trees on campus. Innovative employees saw this calamity as an opportunity, and worked out an agreement with a local sawmill to cut the fallen trees into usable lumber. The value of the finished product far exceeded the cost of the milling. Some of this lumber will be used in the visitor and security center building!

'Cooperate and Graduate' is happening here at NCGC. We don't think of our campus as just a cluster of buildings isolated from the surrounding community. Staff has worked over several years with federal, state, and community leaders to create a facility

Cooperation in action.

Carol Maher, (l) barrier-free manager, discusses ADA issues with Joe Schibret, (center) carpenter, and Duncan Crump, facilities asset manager. Schibret is replacing the floor with hardwood salvaged on the campus. (Photo courtesy NCGC)



that provides, to many stakeholders, tax savings and other benefits beyond traditional boundaries.

**Dan Singleton is the Facility Manager at North Cascades Gateway Center, Division of Real Estate Services, Department of General Administration. He can be contacted at (360) 856-3162 or by E-mail: dsingle@ga.wa.gov**



Shop Talk is a quarterly publication of the Plant Operations Support program. The newsletter is intended to be an informative and operationally-oriented medium for public facilities managers. Contents herein are also available on the program's web site at [www.ga.wa.gov/plant](http://www.ga.wa.gov/plant)

We welcome feedback on the newsletter's contents and input from readers. We reserve the right to edit correspondence to conform to space limitations. Bob MacKenzie is program manager and editor (360) 902-7257 or e-mail [bmacken@ga.wa.gov](mailto:bmacken@ga.wa.gov). Karen Purtee serves as editorial assistant. Special thanks to Susanne Wegner for editing assistance. Plants Operations Support does not make warranty or representation, either expressed or implied, with respect to accuracy, completeness or utility of the information contained herein. Plants Operations Support assumes no liability of any kind whatsoever resulting from the use of, or reliance upon, any information contained in this newsletter.

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Marsha Tadano Long, Director.

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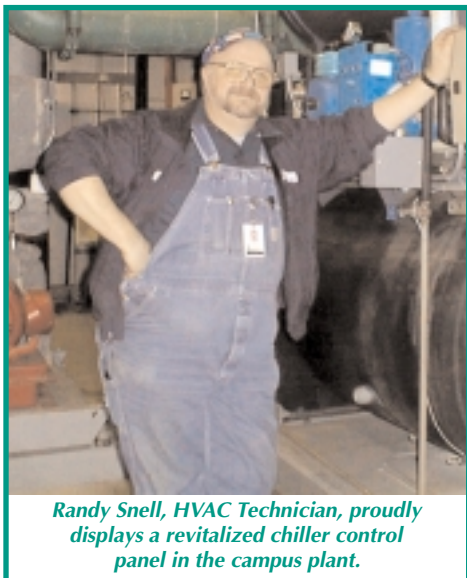


# Chiller Performance Optimized with Integrated, Modern Controls

Article and photos by Cam-Van

Nguyen, POS Staff

The uncomfortably hot summer of 1997 brought lots of challenges to the technicians and stationary engineers who run and monitor the State Capitol Campus' chilled water loop. The loop, originating at the Campus' steam plant, routes chilled water to most campus



*Randy Snell, HVAC Technician, proudly displays a revitalized chiller control panel in the campus plant.*

building environmental systems. It quickly became apparent to personnel from GA's Division of Capitol Facilities (DCF) that the unit controls on the chillers were no longer sufficient for tasks required. New controls would have to be installed and they would have to be compatible with the campus' automated building control system if they were to be most efficient.

"With the original controls, there were problems with keeping both of the chillers on line and having them respond correctly during low-load conditions when there wasn't a large need for cooling," said Randy Snell, Chillers/Refrigeration/HVAC Technician for the Capitol Campus. "These are older machines that operate with a relatively large difference between evaporator refrigerant and leaving chilled water temperature. That can make low load conditions tough to deal with. These new microprocessor controls will recognize the low evaporator temperature, reduce the capacity of the chiller, and stay on line. We found that we could deal with other difficult operating conditions,

as well. With a few adjustments, we can operate these units together with very few problems, and we don't overload the condenser when starting into a warm chilled loop. And on top of all that, troubleshooting is a snap with all the data available right at the unit."

The steam plant is equipped with two Trane 700-ton chillers and three 1000 hp boilers and is located by Capitol Lake, just down from the Temple of Justice on the West Campus. The chillers rely on electrical power whereas the boilers rely on natural gas to operate. The plant serves the Capitol Campus by furnishing steam and chilled water to all West Campus buildings, and steam to most of the East Campus buildings for the operation of the heating and cooling systems. The plant's importance to the core mission of state government mandated replacement of outdated system control units.

To carry out the project, the Division of Capitol Facilities enlisted the assistance of the Seattle-based Roberts Trane Service Company. Snell is charged with maintaining the chillers and monitored the project as the vendor replaced the controls. Cliff Ikerd, supervisor of the plant, supported the project and rendered technical assistance.

New, more efficient replacements units were installed, including the Trane UCP2 Adaptive Control Units. They control the start-stop function, exiting chilled water temperature, capacity control, safety functions, operating parameters, and limits such as the compressor motor current, motor winding temperature, refrigerant temperatures and pressures, and oil temperatures and pressures.

"With a few adjustments to control parameters over the course of that first year, a lot of problems went away," said Snell. "We've used some new technology to teach some old dogs a few new tricks."

The controls are connected to a Johnson Controls Metasys system to which they transfer the data they record, according to Ikerd. The Metasys system then enables the information to be accessed from any terminal connected to it.

Snell and Ikerd agree the new controls are more efficient and save the state precious energy. "The new units' ability to integrate

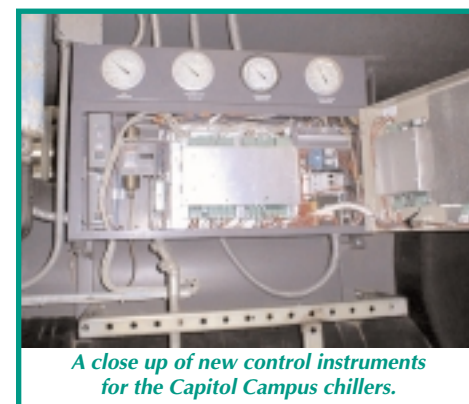


*Cliff Ikerd, plant supervisor, verifies a readout from the Metasys terminal of the chiller controls.*

with the campus building automated control system enables distributive access and monitoring," said Ikerd.

The benefits and improvements have led to more efficient uses of energy and have enhanced customer satisfaction over the last few years.

**For more information on the chiller improvements, contact Randy Snell or Cliff Ikerd (360) 753-5685. Cam-Van Nyguen was a temporary POS staffer and is a graduate of the University of Washington. She has since been hired on a permanent basis by another state office.**



*A close up of new control instruments for the Capitol Campus chillers.*

## Capitol Campus Team Hits Home Run

By Karen Purtee, Editorial Assistant

Several years ago, a group of energy engineers in the Engineering and Architectural Services (E&AS) Division looked longingly out over the Capitol Campus and wished to create in the Campus buildings energy resource efficiencies that would become a showpiece for the state, a "Field of Dreams" for Washington State. Combining their zeal for conserving resources and their expertise in the energy field, they set out to make a difference. These hard hitters for conservation dreamed of winning a big league pennant. They are part of the Facilities Engineering Services Group and their game plan was to end with a winning season and, maybe, the World Series!

The engineers joined the Division of Capitol Facilities (DCF) to develop a full strategy to cut utility dollars for the campus. They called themselves the Capitol Campus Resource Efficiency (CCRE) Team, a DreamTeam made up of three Department of General Administration divisions:

- DCF, responsible for Campus operations, maintenance and capital budgeting;
- E&AS, responsible for campus design and construction service;
- Office of State Procurement, responsible for purchasing natural gas and fuel oil.

Art Arneson, a recent Facilities Engineering Services acquisition to the team, is fielding an energy performance contracting project at the Natural Resources Building (NRB) on Campus. Various attempts over the years to get the NRB's control system to function properly were unsuccessful. The building was frozen in a 24-hour "lights-on" phase that was unacceptable to all. Arneson worked with the CCRE Team to put a halt to the runaway meters in the building, pulling in utility company expertise to isolate the problem. He moved into the solution and construction phase in six weeks' time. The energy performance contracting project will be finished May 1 and will begin saving the state 1.4 million kWh per year - which equates to a 2.3% reduction, and a savings of

*Art Arneson, P.E. deliberates over Capitol Campus as-builts to develop an "energy win-win."*



approximately \$49,000 annually.

"I feel the success of such a team relies on the inclusion of division assistant directors with the authority to make policy decisions, as well as custodians and maintenance staff with the expertise and experience to both identify and implement low-cost/no-cost efficiency improvements in buildings," Arneson summed up.

The goal of the team was to identify and implement operations and maintenance measures, as well as capital projects, to reduce Campus utility costs - water, sewer, electricity, garbage and natural gas. Strategies for accomplishing the overall goal of reducing Campus utility costs included:

- **Identifying, designing and implementing capital projects;**
- **Implementing operational and maintenance (O&M) measures; and**
- **Changing building occupant behavior.**

The key, and most successful, strategy has been the establishment of the DreamTeam with the authority and will to bring about change. The team pools its efforts into an hour-and-a-half meeting each month. This limited investment of time and resources has far-reaching effects. No extra costs are incurred as would be if private consultants were interviewed and hired to study or effect changes. Energy

Service Companies (ESCOs) have been retained for large projects. They utilize Energy Performance Contracting, with costs paid from utility savings. Other outside expertise and opportunities for matching funding is provided, gratis, by the local utilities.

The problem experienced on the Capitol Campus is shared by all who are confronted with the constantly rising demand for utilities and the resulting rise in utility costs. The Campus is a robust community with 26 buildings, housing 36 state agencies, seeing escalating use of utilities to meet the needs of expanding technology and program services.

With the wiser use of resources on the Capitol Campus, reductions in utility bills are realized. Although energy rates are outside of GA's control, major reductions in consumption will be reflected in lower utility billings for tenant agencies.

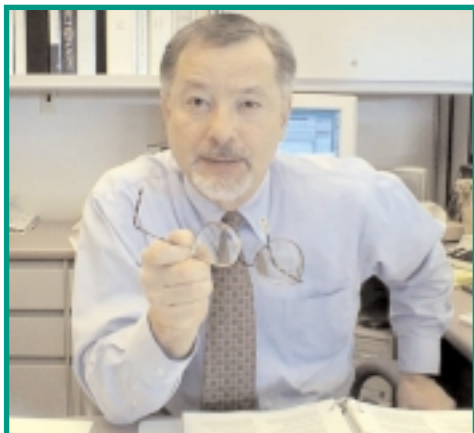
One small team with vision has won a big game as the season begins. Team members are determined to continue to make the Capitol Campus a shining example of resource conservation until that pennant is captured!



## Unique Partnership Making Project a Reality

By Maris Grobins, AIA, and Rob de Grasse, P.E

A new approach to Washington State public works procurement is proving its worth, even though the concept has been around for a long time. A public-private partnership is being heralded a stunning success at Bellevue Community College (BCC), Bellevue, Washington.



**Maris Grobins, A.I.A.**  
Deputy Assistant Director  
Division of Engineering and Architectural Services

The State's current public works laws allow competitive bidding of construction projects; allow the judicious exercise of emergency contracting procedures; and allow limited construction work to be performed by state employees. However, current law does not allow the state to engage in a private-public partnership if the private portion of the equation is providing in-kind services and products. State laws do allow the private sector to donate or "gift" money to a state agency.

A number of factors contributed to the success of this public-private partnership at BCC. At the onset, Costco and its corporate architect and contractor made a commitment to this project. Secondly, Costco and BCC's leadership forged an operational commitment to achieve success. Finally, BCC's Barbara Martin and Robert de Grasse, P.E. responded to their leadership's "make it so" attitude with an operationally doable program and plan. As the concept of the public-private partnership was forged between BCC and the Costco team, an understanding and commitment was reached that everyone would respect the parameters that each partner brought to the table.

The partnership agreement consists of Costco contributing an equal financial value by in-kind services and products to complete the childcare portion of the

building in return for an equal share of child care "slots". The Parent Education portion of this project is being fully funded by BCC. While BCC received a \$500,000 appropriation from the state Legislature, the project cost is estimated at \$3,200,000. Costco's interest in this partnership was very inviting and welcomed by BCC.

As the project became a reality, it was understood that any building constructed at a cost to the state, on state property, must adhere to the strict state's public works laws for construction of state facilities. At this juncture, Washington State's Department of General Administration's (GA) Division of Engineering & Architectural Services (E&AS), the contracting authority for the state, became a viable partner.

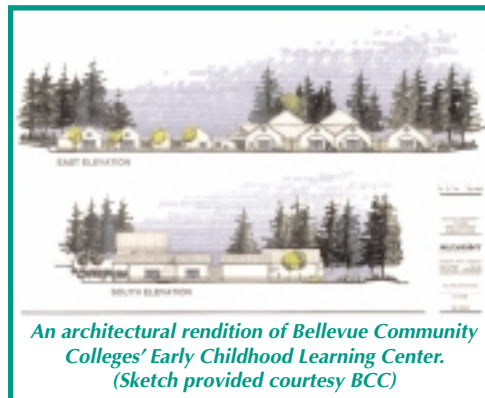
Under current law, the state must honor and adhere to the competitive bidding laws and practices for public works projects. Costco's proposed in-kind services posed a situation that could compromise the state's procedures for competitive bidding. To allay these concerns, Costco proposed that its contractor, Ferguson Construction, act as the general contractor for the building portion of this project, and that this contractor would also secure certain subcontractors and suppliers to provide in-kind services. Also, Costco proposed in-



**Rob de Grasse**  
Director of Operations and  
Capital Projects  
Bellevue Community College

E&AS, through its senior project manager, Julie Nakahara, PE, undertook a circuitous process to ensure compliance with the state's public works laws. Ms. Nakahara structured the design agreements and construction contracts in parallel: a set of agreements and contracts for the private portion, and a set of agreements and contracts for the public contracting requirements.

kind services to be provided by their architect, Mulvanny Partnership Architects. All of the services would be directed towards Costco's contribution of the project cost.



*An architectural rendition of Bellevue Community Colleges' Early Childhood Learning Center.  
(Sketch provided courtesy BCC)*

The design agreement is split in scope and fees to reflect that portion of services that will be the in-kind services provided by Costco, and that portion that will be paid for by BCC. The construction contract will also be structured in a manner that will allow the state to bid that portion of work that will be represented by the legislative appropriation and BCC's funds. This maintains the mandated competitive bidding for public works. The scope of work will be mainly site development and site and utility improvements, with possible equipment and furniture procurement.

Costco's contractor will construct the building shell under a special "Works in Place" agreement with BCC. This agreement legally allows the contractors to use and access state property. Once the building is constructed, Costco will transfer all titles to BCC.

Concurrently, GA is proceeding, with the help of the State Attorney General's Office, to seek changes to current public works law that would allow easier and more efficient processes for implementing a private-public partnership project in the State of Washington state. Cooperation, attention to detail and good faith efforts are the keys to public-private partnerships such as the BCC-Costco model.

**Maris Grobins, AIA, is Deputy Assistant Director, Department -of General Administration's Division of Engineering & Architectural Services, (360) 902-7244 and E-mail: Mgrobin@ga.wa.gov**

**Rob de Grasse, P.E., is Director of Operations & Capital Projects, Bellevue Community College, Bellevue, Washington, (425) 641-2041 and E-mail: rdegrass@bcc.ctc.edu**

# BC Launches Seismic Mitigation Program

*Provided courtesy of Seismic Mitigation Branch*

The Seismic Mitigation Branch of the British Columbia's Ministry of Finance and Corporate Relations was created in 1999 to administer a Seismic Mitigation Program. The Program's mandate is to significantly reduce the risk to life and personal safety of those people visiting or working in provincially-owned or funded buildings during an earthquake. The buildings themselves, and their contents, must also be protected as much as is financially practical.

The Seismic Mitigation Program, using the \$133 million it has been allotted for the fiscal years 1999 through 2003, will promote the upgrade of 1,850,000 square meters of floor space for nonstructural elements, and 208,000 square meters of floor space for structural components. This incentive funding will be used to promote both the structural and nonstructural seismic upgrade of schools, post-secondary facilities, hospitals, and post-disaster facilities in the areas of the province most likely to experience a severe earthquake. The effectiveness of this program will determine how future seismic mitigation programs are designed.

Initially, this pilot program will emphasize nonstructural mitigation, as a better return is realized by doing so. Case studies of severe earthquakes in other industrialized countries have shown that death, injury and damage result primarily from unsecured non-structural elements. Particular attention will be focused on exits and exit corridors. The studies reported instances in which exits were blocked by dislodged items located along the exit corridors or by a collapsed canopy over an exterior door.

The Program is taking a four-pronged approach:

- Working in close cooperation with the ministries responsible for the above facilities, and with the stakeholder councils and societies, a list of qualifying projects will be assembled and ranked according to priority. Vulnerability and seismicity are the two main criteria for determining which facilities need to be upgraded, and in what order.
- The \$133 million in capital funding which has been budgeted for this Program will be spread over a four-year period, with the bulk of it being paid out during the 2002 and 2003 fiscal years.
- To help facilities managers and administrators identify what needs to be done and how to do it, the Seismic Mitigation Branch has produced provincial standards in the form of two guidelines æ one for structural and the other for non-structural mitigation. A limited number of these handbooks are available on request, as the handbooks will soon be posted on the Internet along with other valuable information and reference material.
- The Program will set up a central database, to be used as a data depository and a reporting mechanism. The information will also help determine the direction of future seismic mitigation programs, and keep track of what has been done and what remains to be done.

Protecting physical safety and safeguarding our province's public resources are ongoing priorities. If you have any questions or need further information, please contact:

## Seismic Mitigation Branch

P.O. Box 9474 Stn Prov Govt

Victoria, British Columbia V8W 9W6

Fax: (250) 387-3834

Web address: [www.fin.gov.bc.ca/capdiv.htm](http://www.fin.gov.bc.ca/capdiv.htm)

Title	Contact	Phone No.	E-mail address
Director:	Richard Jarvin	(250) 356-5578	Richard.Jarvin@gems6.gov.bc.ca
Manager:	Gerry Buydens, P.Eng	(250) 356-9449	Gerry.Buydens@gems2.gov.bc.ca

## Notes

*(Cont. from page 2)*

### Tacoma Electrical Update

We regret not having reported back to the Consortium about Tacoma's electrical challenges as reported in last fall's **Shop Talk**. The results are in from the electrical permitting/licensing issue referred to the State Attorney General from Pierce County as reported in Fall Shop Talk. The AG's opinion supports Pierce County. The City of Tacoma cannot require permitting and/or licensing requirements in excess of

those listed in Revised Codes of Washington. The City had required all electrical permits to be issued to EL-01 level electricians and that all construction and alteration electrical work be conducted by the same license level personnel. **Dan Cagle**, Director of Pierce County Facilities Management reports the City "would not even issue permits to an EL-01 electrical contractor hired by the County to ensure compliance." At press time, Cagle and Pierce County management were considering further legal action.

### Welcome Port of Pasco and Returning Members!

We're pleased to report that the **Port of Pasco** has joined our "family" and that **Mission School District** in British Columbia, and **Whatcom County** and **Renton Technical College** in Washington have renewed their memberships. Every new and returning member makes us stronger and more responsive. Welcome, and thanks for your support!

*Please see Notes, page 8*

## Security

(Cont. from page 1)

"We deal with so many security-related issues, it's hard to keep up with them," said Price. "We hope to get ahead of the curve and work with our project managers and architects to develop facilities that make it easier for staff to supervise students and reduce outside interruptions. This will result in a better learning environment and a better-behaved student body."

Tagart stresses that school facility staff must remain updated on new methods to enhance security, while retaining their focus on maintenance and operations.

"We must constantly ask ourselves what can be done to increase security and student supervision at schools, while allowing students and teachers to focus on education," said Tagart.

Here is a short security quiz. What do four-channel multiplexers, pan/tilt capabilities, zoom lenses, joy sticks, time lapse recording, motion detectors and video splitter/switchers have in common with security? Which is better: Category 5, fiber optic systems or RF wireless systems? If you have no earthly clue, you are not alone, but Mark Twietmeyer does and he will share a unique perspective and creative solutions during the two-hour videoconference.

"Technology will provide ever-smaller equipment and will directly affect every facility manager," said Twietmeyer.

"Learning what types of equipment should be used in what roles and at what costs will give facility managers a tremendous advantage.

Ron Evans can tell you that providing a secure environment is as challenging today

as it has ever been. He is Idaho's State Security Manager. His background underscores how serious his department takes security. Evans has more than 27 years as a federal marshal under his belt. His seven years as a police officer in Oregon and years as a private security consultant should dissuade anyone from doubting his credentials. Evans emphasizes how facility managers must be prepared for anything: bomb threats, workplace violence, thefts, vandalism and more.

"We complete a thorough risk analysis before we purchase equipment and security-related systems, or before we change our operational procedures," said Evans.

Evans said he looks forward to sharing security-related facilities savvy and learning about other challenges facing Consortium members. Whether a site needs a closed-circuit television (CCTVs) or increased physical patrol security is dependant on facility types, usage, history and other variables, said Evans.

"Providing the right environment depends on the facility type. What works in a corrections setting or other institutional arena may not be the answer to security issues in a K-12 school or a state capitol (office) complex," he said. "Facilities managers have a menu of options they can use to achieve the right mix, and we'll discuss a lot of them during the videoconference on April 19."

**Join Twietmeyer, Price, Tagart, Evans and dozens of other facility professionals will speak during the April 19 event. If you have not received a notice and/or made your reservation for the conference, call your Consortium staff today (360) 902-7338 or e-mail Plantop@ga.wa.gov.**

## Notes

(Cont. from page 7)

### **Environmental Services Unit Responds to Consortium Requests**

We've received a number of requests by members for status reports of our on-site assessments and visits to members. As an aside, we again emphasize the need to subscribe to the Plant Operations Network, the program's list-server. We routinely post results of assistance requests, salvage/surplus opportunities, and other happenings on the list-server. At the time of this writing, many Consortium members were acquiring surplus furniture they had learned of through the list-server.

Members have benefited from the assistance of the Environmental Services Unit from GA's Division of Capital Facilities. In their travels around the Northwest, the crew found that some K-12 schools districts could use help on their asbestos surveys and asbestos management programs. Remember, EPA requires more stringent identification and management regimens in educational and health care facilities than in other public arenas. Check to ensure that your surveys are updated and your personnel's individual certifications are current. Consortium staff also report systemic issues connected with indoor air quality at member sites. The introduction of wall partitions, powerful copiers, larger FAX machines and other office equipment can affect the quality of indoor air and result in tenant discomfort. Contact POS staff for more on this timely issue.



#### **PLANT OPERATIONS SUPPORT PROGRAM**

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